

**TOWN OF WESTFIELD**  
**U.S. 31 OVERLAY DISTRICTS ORDINANCE**

Presented to the Steering Committee  
October 16, 2007

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# General Provisions

## Title:

This Ordinance shall be formally known as the “US 31 Overlay Districts Ordinance”.

## Purpose:

The US 31 Overlay Districts Ordinance is intended to establish an overlay districts to establish development standards and land use regulations. More specifically the purpose of the US 31 Overlay Districts Ordinance is:

- To promote and protect the public health, safety, comfort, convenience, and general welfare,
- To promote the community’s goals and objectives from the Comprehensive Plan,
- To allow appropriate land uses for a limited access corridor; uses that benefit from visible exposure and a prominent location, and that are not noise sensitive,
- To disallow noise sensitive and intensity sensitive land uses,
- To encourage an employment corridor and commercial vitality nodes,
- To require architectural and site design standards that assure appropriate height and massing of structures, sensitivity to the surrounding context, and orientation of buildings and other site features,
- To require development to provide pedestrian connectivity, healthy environments, and on-site amenities,
- To require development to achieve specific character goals, enhance street character, install native landscaping, and to construct energy efficient buildings,
- To establish high standards for efficient use of land, and
- To encourage substantial capital investment.

## Establishment of US 31 Overlay Districts:

For the purposes stated above the following 4 overlay districts have been established:

- North Gateway Overlay (NG-OL) District: This overlay district is established to protect the current rural gateway character and to discourage inappropriate development that would hinder urban growth in the future. It is anticipated that this area will be rezoned for urban growth once the US 31 corridor is substantially built-out.
- Employment Center Overlay (EC-OL) District: This overlay district is established to allow intense development of architecturally significant buildings with office, medical, technology, and life science land uses, rich with employee amenities and a healthful work environments.
- Community Vitality Overlay (CV-OL) District: This overlay district is established to allow community-serving, urban mixed use development with village-style architecture to function as a transition between the historic portions of Westfield (i.e. east of US 31) to new development west of US 31.
- Regional Vitality Overlay (RV-OL) District: This overlay district is established to allow region-serving, urban mixed use development with modern commercial architecture (e.g. Clay Terrace).

## Application:

The US 31 Overlay Districts Ordinance applies to any development that includes one or more of the following:

- Structure: Primary or accessory structure being located, constructed, reconstructed, moved, altered, converted, or enlarged; or
- Lot: Lot being used, altered or excavated; or
- Natural Amenity: Natural amenity (e.g. trees, hills, water features, wetlands) being altered or removed; or
- Land Use: An existing land use expansion or change, or a new land use addition.

## Exempt Projects:

Any proposed project that has completely and accurately submitted an application for review or approval prior to the Effective Date of this Ordinance shall be exempt from this Ordinance. However, all zoning regulations in effect prior to the Effective Date of this Ordinance shall be applicable.

## District Boundaries:

The boundaries of the US 31 Overlay Districts shall be as indicated on the Town of Westfield and Washington Township Zoning Map.

## Repealer:

Ordinance WC § 16.04.070 US Highway 31 Overlay Zone is hereby repealed.

## Conflicting Ordinances:

The sections of the US 31 Overlay Districts Ordinance are additional regulations in concert with other ordinances of the Town. The standards in the US 31 Overlay District Ordinance will always apply unless otherwise indicated.

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# All US 31 Overlay Districts

## Development Plan Standards Applicable to All US 31 Overlay Districts

### A. Landscaping:

#### 1. *Landscape Material Minimum Size Standards:*

- a. Deciduous Canopy Tree: All required deciduous canopy trees shall be at least 2½ inches caliper, a minimum height of 8 feet at the time of planting
- b. Ornamental or Understory Tree: All required ornamental or understory trees shall be 1½ inches caliper a minimum height of 6 feet, and a branching height of not less than 1/3 nor more than ½ of tree height at the time of planting.
- c. Evergreen Trees: All required evergreen trees shall be a minimum height of 8 feet at the time of planting.
- d. Deciduous Shrubs: All required deciduous shrubs shall be a minimum height of 24 inches, and no less than 6 main branches at the time of planting.
- e. Evergreen Shrubs. All required evergreen shrubs shall be a minimum height and spread of 24 inches at the time of planting.

#### 2. *Landscape Material Selection of Species:* Landscaping materials shall be appropriate for local conditions and climate, and at least 50% of all landscaping materials shall be native to central Indiana. Species classified by arborists or landscape architects as an invasive, nuisance, or having negative characteristics shall not be installed.

#### 3. *Minimum Spacing:* Landscaping materials shall meet the following minimum spacing requirements.

- a. Deciduous Canopy Tree: A deciduous canopy tree shall be a minimum of 6 feet from any hard surface (e.g. curb, parking lot, sidewalk) and 20 feet from any building foundation.
- b. Ornamental or Understory Tree: An ornamental or understory tree shall be a minimum of 4 feet from any hard surface (e.g. curb, parking lot, sidewalk) and 12 feet from any building foundation.
- c. Evergreen Tree: An evergreen tree shall be a minimum of 8 feet from any hard surface (e.g. curb, parking lot, sidewalk) and 14 feet from any building foundation.
- d. Shrubs: A deciduous shrub or evergreen shrub shall be a minimum of 2½ feet from any hard surface (e.g. curb, parking lot, sidewalk) and 3 feet from any building foundation.

#### 4. *Building Foundation Planting:* Foundation planting shall be installed along any building facade which faces US 31 and any side facade perpendicular to US 31 as follows:

- a. Minimum Depth: The minimum foundation planting depth shall be 20 feet on the facade facing US 31 and 10 feet on facades perpendicular to US 31, measured from the building foundation, and shall be landscaped per the requirements of Section (A)(4)(c) below.
- b. Features in the Foundation Planting Area: The foundation planting area shall be unoccupied except for plant material, steps, walks, terraces, accent lighting standards, benches, retaining walls, and other similar features. No fences or walls shall be permitted in the foundation planting area.
- c. Minimum Landscape Materials: The minimum landscape material to be installed in the foundation planting area shall be as follows for each 100 linear feet of contiguousness to a local, collector, or arterial street, entry drives, and parking lots; 2 deciduous canopy trees, 2 ornamental or understory trees, and 10 deciduous shrubs. Up to ½ of the deciduous shrubs may be substituted for evergreen shrubs.
- d. Displaced Planting Area: If a sidewalk runs parallel to the foundation and cuts into a foundation planting area, the area displaced by the sidewalk shall be added to the outside of the sidewalk.
- e. Non-rectangular Planting Beds: Foundation Planting areas are not required to be rectangular in shape. They may be designed innovatively and in concert with the design of the building, but shall generally meet the expectation of adding appropriate vegetation along the base of the primary structure.

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## All US 31 Overlay Districts

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5. *Planting Strip*: A planting strip shall be installed along any adjacent local, collector, or arterial street, along entry drives, and adjacent to parking lots as follows:
  - a. *Minimum Depth*: The minimum planting strip depth shall be 10 feet, measured from the right-of-way, and shall be landscaped per the requirements of Section [(5)(c) below].
  - b. *Features in the Planting Strip*: The planting strip shall be unoccupied except for plant material, steps, walks, terraces, lighting standards, benches, retaining walls, drainage swales, and other similar structures. No fences or walls shall be permitted in the planting strip, unless the town establishes a standard for consistency on all properties. Undulating mounds and other innovative landscape treatments are encouraged.
  - c. *Minimum Landscape Materials*: The minimum landscape material to be installed in the landscape strip area shall be as follows for each 100 linear feet of contiguousness to a local, collector, or arterial street, entry drives, and parking lots; 2 deciduous canopy trees, 2 ornamental or understory trees, and 10 deciduous shrubs. Up to 1/2 of the deciduous shrubs may be substituted for evergreen shrubs.
6. *Landscape Islands in Parking Lots*: All parking lots with 50 or more parking spaces shall install landscape islands or landscape bumpouts as follows:
  - a. *Minimum Size*: Landscape islands or bumpouts shall be at least 360 square feet in area and at least 12 feet in width.
  - b. *Minimum Quantity*: One landscape island shall be installed per every 25 parking spaces.
  - c. *Minimum Landscape Materials*: A minimum of 2 deciduous shade trees and 8 shrubs shall be planted within each landscape island.
  - d. *Single-aisle Parking Lots*: Because a single-aisle parking lot cannot have a landscape island installed, 2 landscape bumpouts may be substituted for each required landscape island.
  - e. *Landscape Bumpout Option*: Up to 25% of all required landscape islands may be substituted with a landscape bumpout.
  - f. *Minimum Spacing*: All landscape islands and landscape bumpouts shall generally be spaced evenly around the parking lot in order to reduce excessive heat and to create an aesthetically appealing site.
7. *Protection of Existing Trees*: Sites with existing trees or stands of trees should make reasonable efforts to protect and incorporate them into the overall site design. The site design shall preserve at least 60% of all trees that are:
  - a. Nine-inch caliper or greater, and
  - b. Located within a greenbelt, planting strip and parking lot.
8. *Irrigation*: All landscaping material required for parking lot islands and parking lot perimeters shall be irrigated. Also, any landscaping materials installed on mounds shall be irrigated.
9. *Maintenance*: It shall be the responsibility of the owner to insure maintenance of project landscaping approved in accordance with the requirements. This is to include, but is not limited to, irrigation and mulching of planting areas, replacing dead, diseased, or overgrown plantings with identical varieties or a suitable substitute, and keeping the area free of refuse, debris, rank vegetation and weeds. Where sidewalk is attached to the street, street trees shall be established within an area no less than 2½ feet behind sidewalk or in conformance with the established tree line in the district.

### B. Accessory Structures:

1. *General*: All accessory structures which are permitted in the underlying zoning district shall be permitted, except as follows:
  - a. *Relation to Primary Structure's Use*: Any use within an accessory structure shall be the same land use, or be ancillary to the primary structure's use.
  - b. *Building Material*: An accessory structure shall be designed and constructed to be significantly complementary to the primary building, using the same proportions, architectural features, and construction materials.

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# All US 31 Overlay Districts

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## C. Pedestrian and Vehicular Access:

1. *Pedestrian Access:* Direct, articulated pedestrian access shall be provided from the access street, any adjacent public trail, or adjacent sidewalk system, to the building's primary entrance.
2. *Perimeter Sidepath:* A sidepath shall be installed along any perimeter street, excluding US 31, and shall be 8 feet in width and be at least 8 feet from the curb. A sidepath may be waived, but only if the facility is not identified in the transportation plan, alternative transportation plan, or park plan.
3. *Sidewalk Connection to Adjacent Parcels:* A sidewalks shall connect each primary building on a parcel to the primary building on adjacent lots in a relatively direct, but safe manner.
4. *Vehicular Access to Individual Parcels:* Because US 31 is a limited access highway, and as access to individual tracts along this highway is either not in existence or not clearly defined, access roads will need to be built. In order to preserve the benefits provided by greenbelt, access roads shall be provided at the rear of all tracts, whenever possible. Access roads to contiguous tracts shall be coordinated so as to form one main access road serving adjoining developments. These roads should be designed so as to funnel traffic onto major arterial roads rather than into residential areas. Bicycle and pedestrian access shall likewise be coordinated with vehicular access, greenbelt design and parking.

## D. Lighting:

1. *General:* Lighting shall be installed to minimize glare and light trespass.
2. *Consistency:* All site lighting shall be coordinated throughout the project and be of uniform design, color and materials.
3. *Maximum Height:* The maximum height of light standards shall not exceed the building height proposed, or 25 feet, whichever is less. However, when light standards abut or fall within 90 feet of a residential use, they shall not exceed 15 feet.
4. *Cutoff Fixtures:* All exterior architectural, display, security, and decorative lighting shall be generated from concealed, cutoff, low level light fixtures.
5. *Average Illumination:* The average illumination for a site shall be a maximum of 3 footcandles.
6. *Illumination at Property Line:* All site lighting shall be designed to not exceed 0.3 footcandle at the property line with similar uses, or 0.1 footcandle at the property line of adjoining residential areas with single-family detached residential structures.

## E. Public Art:

1. *Public Art:* Public art shall be incorporated into any development with over 250 parking spaces in a surface parking lot, or with gross floor area exceeding 70,000 square feet. When required, public art shall be displayed in a location that is visually accessible to the public and visible from either US 31 or the adjacent access street.

## F. Other Requirements:

1. *Dumpsters:* All refuse shall be contained completely within the primary building or an accessory building. Any accessory building used for refuse storage shall be:
  - a. Fully covered with a roof structure, and
  - b. Designed and constructed to be significantly complementary to the primary building.
2. *Loading and Unloading Areas:* Loading and unloading berths or bays shall be designed as specified in the underlying zoning district, except that any loading and unloading berth or bay shall not face US 31. Loading and unloading berths or bays may be located on a facade that is perpendicular to US 31 if it is effectively screened by the building's design, masonry wall, and/or landscaping materials.

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# All US 31 Overlay Districts

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## G. Reservation of Land for Highway Improvement:

1. *Required Set-aside:* Any development along US 31 shall reserve for acquisition by the State of Indiana all land that the State expects to need for pending improvements to US 31, including the necessary right-of-way, as shown on the most current plans developed by the Indiana Department of Transportation.
2. *Economic Hardship Exception:* Whenever an applicant believes that the reservation of such land as required by Section (G)(1) above would result in the loss of all reasonable and beneficial use of or return from the applicant's property, then the applicant may request an Economic Hardship Exception from the terms of Section (G)(1) above, pursuant to the Plan Commission's rules of procedure.
3. *Public Hearing:* Upon receipt of a request for an Economic Hardship Exception, the Plan Commission shall hold a public hearing on such request. The hearing may not be held until at least 90 days after the applicant has notified the Commissioner of INDOT of the proposed Development Plan as described above in Section (G)(1). In determining whether to grant an Economic Hardship Exception, the Plan Commission may consider the following criteria:
  - a. The applicant's knowledge of the State's plans at the time of acquisition;
  - b. The current level of economic return on the property, including the date of purchase, the purchase price, income from the property, any remaining mortgage debt, real estate taxes, and recent appraisals of the property;
  - c. Any recent offers for sale or purchase, including offers to purchase which the State itself may have made;
  - d. The feasibility of profitable alternative uses for the property; and
  - e. Whether the State can reasonably be expected to provide just compensation to the applicant for any taking of the applicant's property within one year from the date of the Plan Commission's decision.
4. *Plan Commission Test for Relief:* An applicant for an Economic Hardship Exception must prove, by clear and convincing evidence, both:
  - a. That the existing use (if any) of the applicant's property is economically infeasible; and,
  - b. That, if the terms of Paragraph A are applied to the property, the sale, rental, or rehabilitation of the property will not be possible, resulting in the property not being capable of earning any reasonable economic return. The Commission's decision must be in writing and must contain the factual findings that constitute the basis for its decision, consistent with the criteria in Section (G)(3) above.

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# North Gateway Overlay (NG-OL) District

## NG-OL District Development Plan Standards

- A. Transition: All legally established structure and/or land use is permitted and shall be regulated according to the underlying zoning district until a time the property owner wishes to redevelop or rezone the parcel. Upon election of the property owner to redevelop or rezone the parcel, the NG-OL District shall apply. Any undeveloped parcel shall be regulated according to the NG-OL District.
- B. Land Use:
1. *Permitted and Special Exception Land Uses*: All permitted land uses from the underlying zoning district shall be permitted, and all special exception land uses from the underlying zoning district shall be special exceptions in the NG-OL District, except as restricted below. The NG-OL District does not allow the following land uses:
    - a. Airport,
    - b. Camp,
    - c. Cemetery,
    - d. Child care home,
    - e. Church,
    - f. Club,
    - g. Convent, monastery, theological school, and parish house,
    - h. Dormitory,
    - i. Fire station,
    - j. Fraternity or lodge,
    - k. Golf course,
    - l. Heliport,
    - m. Multiple-family residential,
    - n. Recreational lake,
    - o. Residential facility for the mentally ill,
    - p. Retail sales of farm products,
    - q. School (higher education),
    - r. School (primary),
    - s. Single-family residential,
    - t. Stable,
    - u. Telecommunication tower,
    - v. Two-family residential, and
    - w. Zoo.
- C. Basic Development Standards:
1. *Minimum Parcel Size*: 6 acres
  2. *Minimum Gross Floor Area*: 10,000 square feet
  3. *Minimum Structure Height*: 2 stories and 26 feet
  4. *Maximum Structure Height*: 6 stories and 82 feet
  5. *Minimum Building Setback from US 31*: 30 feet from the right-of-way
  6. *Maximum Building Setback from US 31*: 60 feet from the right-of way
  7. *Minimum Building Setback from all Other Property Lines*: 50 feet
  8. *Maximum Lot Coverage*: 55%
  9. *Setback Measurements*: All setbacks from US 31 shall be measured from the proposed right-of-way, not the existing right-of-way.

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# North Gateway Overlay (NG-OL) District

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## D. Architectural:

1. *Orientation*: Buildings shall be oriented with the most architecturally significant facade, or at least an equally significant facade (when compared to the other facades of the building) facing US 31, even if it is not the main entrance into the building. The main entrance into the building shall also have the appearance of being an entrance.
2. *Vertical Design*: Buildings shall have a notable base, middle and top, established by step-backs, off-sets, color, materials, ornamentation, texture, and other architectural details.
3. *Exterior Materials*: A minimum of three materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, ornamental metal. Large expanses of glass are allowed, up to seventy percent (70%) of the facade area. The building may not be constructed entirely of a metal and glass curtain wall. Concrete block is not allowed as an exterior finish material.
4. *Building Design*: Buildings shall not be simple, block-shaped structures. Buildings shall have multiple facade planes, step-backs, projections, raised architectural details, and/or other architectural features that add character and convey high architectural quality.
5. *Roof-top Equipment and Penthouses*: Any roof-mounted equipment, HVAC, elevator bulkheads, or penthouses shall be predominantly screened from view using parapets, enclosures, or other architectural elements that fully blend with or incorporate into the overall architecture of the building; or shall be designed into the overall architecture using the same exterior materials and windows.
6. *Entrances*: Entrances shall be clearly defined containing such features as canopies or porticos, overhangs, recesses or projections, arcades, raised corniced parapets over the door, peaked roof forms, arches, architectural details, wing walls, landscaping, awnings, plinths or other architectural details.

## E. Parking

1. *Minimum Parking Lot Setback from US 31*: Surface parking lots shall be at least 65 feet from the right-of-way and parking garages shall be at least 80 feet from the right-of-way.
2. *Shared Parking*: Shared parking areas are allowed.
3. *Connectivity*: Aside from connectivity from an access street, parking lots shall be connected by an internal street to neighboring parking lots, when practicable.
4. *Parking Garage*: Parking garages are strongly encouraged when a surface parking lot would consume 60% or greater of the overall parcel area. A parking garage that is 3 levels in height or more shall significantly integrate architectural details from the primary building on each facade that faces or is perpendicular to US 31. Parking garages that are 2 levels in height shall integrate some architectural details of the primary building and shall plant deciduous canopy trees around its perimeter to effectively soften the harsh architectural character. Other effective methods for softening the aesthetic of a parking garage may be considered. If a parking garage is used, the landscape island requirements shall not apply.
5. *Direct, articulated pedestrian access shall be provided from the parking lot to the building's primary entrance.*
6. *Bicycle Parking*: A bicycle parking area should be provided for each building. One bicycle parking space shall be provided per 4,000 square feet of gross floor area in the primary building. Bicycle parking shall be located within 100 feet of the main entrance and shall include an appropriate device for bicycles to be chained or secured from theft.



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## North Gateway Overlay (NG-OL) District

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### F. Signage:

1. *Wall Sign:* Up to 2 wall signs may be installed on a primary building and shall be mounted above the windows of the highest floor. No more than one wall sign shall be mounted on the same facade or on a different facade facing the same direction. The maximum sign area for each wall sign shall be 80 square feet on a two-story building, plus 20 square feet in area for each story above the second story. The maximum sign height shall be 6 feet on a two-story building and 8 feet on all taller buildings. No sign shall be within 4 feet of the top of the facade to which it is affixed. A wall sign shall only be mounted to a building where a sign area was intentionally designed into the architecture of the building and when its design is compatible and complementary to the building's architecture.
2. *Monument Sign:* One monument sign may be installed along US 31, but if installed, a maximum of one wall sign shall apply to the primary building, negating the option for 2 wall signs from Section (F)(1). A monument sign shall be installed perpendicular to the right-of-way, may be double sided, shall be at least 15 feet from the right-of-way, shall not exceed 120 square feet in area, and shall not exceed 8 feet in height.
3. *Wayfinding Sign:* One wayfinding sign may be installed along an access street, but not US 31. A wayfinding sign shall be installed perpendicular to the right-of-way of the access street, may be double sided, shall be at least 15 feet from the right-of-way, shall not exceed 60 square feet in area, shall not exceed 6 feet in height, and shall help drivers and pedestrians locate multiple tenants within the primary building.
4. *Wall and Monument Sign Lighting:* If lighted, wall signs and monument signs shall be internally lit with the least amount of light necessary for it to be legible up to 1,320 feet (1/4 mile) away. Future re-lamping of the sign to exceed this threshold shall be strictly forbidden.
5. *Wayfinding Sign Lighting:* If lighted, wayfinding signs shall be externally lit with the least amount of light necessary for it to be legible up to 660 feet away. Illumination shall come from either internal lighting or ground mounted fixtures with shielding to prevent light to project beyond the sign and to prevent glare for drivers and pedestrians. Future re-lamping of the sign to exceed these thresholds shall be strictly forbidden.
6. *Other Signs:* Pole signs and canopy signs shall not be permitted in the NG-OL District.

### G. Landscaping:

1. *Greenbelt:* A greenbelt shall be established along US 31 as follows:
  - a. *Minimum Depth:* The minimum greenbelt depth shall be 30 feet, measured from the right-of-way, and shall be landscaped per the requirements of Section (G)(1)(c) below.
  - b. *Features in the Greenbelt:* The greenbelt shall be unoccupied except for plant material, steps, walks, terraces, bike paths, lighting standards, signs, retaining walls, drainage swales, and other similar structures. No fences, walls or parking shall be permitted in the greenbelt, unless the town establishes a corridor standard for consistency on all properties. Undulating mounds and other innovative landscape treatments are encouraged.
  - c. *Minimum Landscape Materials:* The minimum landscape material to be installed in the greenbelt area shall be as follows for each 100 linear feet of frontage along US 31; 5 deciduous canopy trees, 3 ornamental or understory trees, and 15 deciduous shrubs. Up to 1/2 of the deciduous shrubs may be substituted for evergreen shrubs.

- H. Other Development Plan Standards: All development standards not superseded by the NG-OL District shall be regulated by the General Office Zoning District.

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# Employment Center Overlay (EC-OL) District

## EC-OL Development Plan Standards

- A. Transition: All legally established structure and/or land use is permitted and shall be regulated according to the underlying zoning district until a time the property owner wishes to redevelop or rezone the parcel. Upon election of the property owner to redevelop or rezone the parcel, the EC-OL District shall apply. Any undeveloped parcel shall be regulated according to the EC-OL District.
- B. Land Use:
1. *Prohibited Land Uses*: All underlying zoning district's land uses are prohibited.
  2. *Permitted Land Uses*: The following land uses are permitted uses in the EC-OL District:
    - Business incubator,
    - Design firm,
    - Government office,
    - Hospital,
    - Library,
    - Life science research,
    - Medical practice,
    - Office,
    - Parking garage (integrated into the lower level to fourth floor of a primary building),
    - Professional firm,
    - Service business,
    - Technology research,
    - Testing laboratory (non-animal), and
    - University.
  3. *Conditional Uses*: The following land uses are conditional uses in the EC-OL District:
    - Bank; on the condition that there is no drive-up service within 400 feet of the US 31 right-of-way,
    - Hotel; on the conditions that the lobby is on the first floor, hotel rooms are on the fourth floor or higher, that no more than one of the permitted wall signs or monument sign is dedicated to the hotel use,
    - Indoor recreation facility; on the condition that it is located in the lower level, ground floor, or first floor, and that no wall sign or monument sign is dedicated to the indoor recreation facility,
    - Parking garage; on the condition that it is 1/2 the height of the primary building or less, that it is designed and located in a manner that is complementary to the primary building, and that no wall sign is located on the garage structure,
    - Personal services; on the condition that it is located in the lower level, ground floor, or first floor, and that no wall sign or monument sign is dedicated to the personal service land use,
    - Residential; on the condition that it is located on the 5th floor or higher and that there are no projecting balconies,
    - Restaurant, sit-down; on the condition that it is located on the ground floor and that no wall sign or monument sign is dedicated to the restaurant land use, and
    - Retail, office related; on the condition that each retail use is significantly supported by employees and businesses within the US 31 overlay districts, is located on the ground floor or first floor, and that no wall or monument sign is dedicated to the retail land use.
    - Quick copy center; on the condition that it is located on the ground floor or second floor, and that no wall sign or monument sign is dedicated to the quick copy center.
  4. *Special Exception Uses*: The following land uses shall be considered special exceptions when the underlying zoning district lists them as a permitted use or a special exception use. These uses shall not be located any closer than 400 feet from the US 31 right-of-way.
    - Heliport (the minimum height requirement does not apply),
    - Fire station (minimum of two stories and 24 feet in height), and
    - School, primary (minimum of two stories and 24 feet in height).

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# Employment Center Overlay (EC-OL) District

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## C. Basic Development Standards:

1. *Minimum Parcel Size:* 5 acres
2. *Minimum Gross Floor Area:* 20,000 square feet
3. *Minimum Structure Height:* 3 stories and 38 feet
4. *Maximum Structure Height:* 10 stories and 130 feet
5. *Minimum Building Setback from US 31:* 30 feet from the right-of-way
6. *Maximum Building Setback from US 31:* 60 feet from the right-of-way
7. *Minimum Building Setback from all Other Property Lines:* 40 feet or half the height of the primary building, whichever is greater
8. *Maximum Residential Density:* 12 units per acre
9. *Maximum Lot Coverage:* 70%
10. *Setback Measurements:* All setbacks from US 31 shall be measured from the proposed right-of-way, not the existing right-of-way.

## D. Architectural:

1. *Orientation:* Buildings shall be oriented with the most architecturally significant facade, or at least an equally significant facade (when compared to the other facades of the building) facing US 31, even if it is not the main entrance into the building. The main entrance into the building shall also have the appearance of being an entrance.
2. *Vertical Design:* Buildings shall have a notable base, middle and top, established by step-backs, off-sets, color, materials, ornamentation, texture, and other architectural details.
3. *Exterior Materials:* A minimum of three materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, ornamental metal. Large expanses of glass are allowed, up to seventy percent (70%) of the facade area. The building may not be constructed entirely of a metal and glass curtain wall. Concrete block is not allowed as an exterior finish material.
4. *Building Design:* Buildings shall not be simple, block-shaped structures. Buildings shall have multiple facade planes, step-backs, projections, raised architectural details, and/or other architectural features that add character and convey high architectural quality.
5. *Roof-top Equipment and Penthouses:* Any roof-mounted equipment, HVAC, elevator bulkheads, or penthouses shall be predominantly screened from view using parapets, enclosures, or other architectural elements that fully blend with or incorporate into the overall architecture of the building; or shall be designed into the overall architecture using the same exterior materials and windows.
6. *Entrances:* Entrances shall be clearly defined containing such features as canopies or porticos, overhangs, recesses or projections, arcades, raised corniced parapets over the door, peaked roof forms, arches, architectural details, wing walls, landscaping, awnings, plinths or other architectural details.

## E. Parking

1. *Minimum Parking Lot Setback from US 31:* Surface parking lots shall be at least 65 feet from the right-of-way and parking garages shall be at least 80 feet from the right-of-way.
2. *Shared Parking:* Shared parking areas are allowed.
3. *Connectivity:* Aside from connectivity from an access street, parking lots shall be connected by an internal street to neighboring parking lots, when practicable.
4. *Parking Garage:* Parking garages are strongly encouraged when a surface parking lot would consume 60% or greater of the overall parcel area. A parking garage that is 3 levels in height or more shall significantly integrate architectural details from the primary building on each facade that faces or is perpendicular to US 31. Parking garages that are 2 levels in height shall integrate some architectural details of the primary building and shall plant deciduous canopy trees around its perimeter to effectively soften the harsh architectural character. Other effective methods for softening the aesthetic of a parking garage may be considered. If a parking garage is used, the landscape island requirements shall not apply.
5. *Pedestrian Access:* Direct, articulated pedestrian access shall be provided from the parking lot to the building's primary entrance.

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## Employment Center Overlay (EC-OL) District

Continued

6. *Bicycle Parking Area:* A bicycle parking area should be provided for each building. One bicycle parking space shall be provided per 4,000 square feet of gross floor area in the primary building. Bicycle parking shall be located within 100 feet of the main entrance and shall include an appropriate device for bicycles to be chained or secured from theft.

### F. Signage:

1. *Wall Sign:* Up to 3 wall signs may be installed on a primary building and shall be mounted above the windows of the highest floor. No more than one wall sign shall be mounted on the same facade or on a different facade facing the same direction. The maximum sign area for each wall sign shall be 120 square feet on a three-story building, plus 20 square feet in area for each story above the third story. The maximum sign height shall be 6 feet on a three-story building and 10 feet on all taller buildings. No sign shall be within 4 feet of the top of the facade to which it is affixed. A wall sign shall only be mounted to a building where a sign area was intentionally designed into the architecture of the building and when its design is compatible and complementary to the building's architecture.
2. *Monument Sign:* One monument sign may be installed along US 31, but if installed, a maximum of 2 wall signs shall apply to the primary building, negating the option for 3 wall signs from Section (F)(1). A monument sign shall be installed perpendicular to the right-of-way, may be double sided, shall be at least 15 feet from the right-of-way, shall not exceed 120 square feet in area, and shall not exceed 10 feet in height.
3. *Wayfinding Sign:* One wayfinding sign may be installed along an access street, but not US 31. A wayfinding sign shall be installed perpendicular to the right-of-way of the access street, may be double sided, shall be at least 15 feet from the right-of-way, shall not exceed 60 square feet in area, shall not exceed 8 feet in height, and shall help drivers and pedestrians locate multiple tenants within the primary building.
4. *Wall and Monument Sign Lighting:* If lighted, wall signs and monument signs shall be internally lit with the least amount of light necessary for it to be legible up to 1,320 feet (1/4 mile) away. Future re-lamping of the sign to exceed this threshold shall be strictly forbidden.
5. *Wayfinding Sign Lighting:* If lighted, wayfinding signs shall be externally lit with the least amount of light necessary for it to be legible up to 660 feet away. Illumination shall come from either internal lighting or ground mounted fixtures with shielding to prevent light to project beyond the sign and to prevent glare for drivers and pedestrians. Future re-lamping of the sign to exceed these thresholds shall be strictly forbidden.
6. *Other Signs:* Pole signs and canopy signs shall not be permitted in the EC-OL District.

### G. Landscaping:

1. *Greenbelt:* A greenbelt shall be established along US 31 as follows:
  - a. *Minimum Depth:* The minimum greenbelt depth shall be 30 feet, measured from the right-of-way, and shall be landscaped per the requirements of Section (G)(1)(c) below.
  - b. *Features in the Greenbelt:* The greenbelt shall be unoccupied except for plant material, steps, walks, terraces, bike paths, lighting standards, signs, retaining walls, drainage swales, and other similar structures. No fences, walls or parking shall be permitted in the greenbelt, unless the town establishes a corridor standard for consistency on all properties. Undulating mounds and other innovative landscape treatments are encouraged.
  - c. *Minimum Landscape Materials:* The minimum landscape material to be installed in the greenbelt area shall be as follows for each 100 linear feet of frontage along US 31; 5 deciduous canopy trees, 3 ornamental or understory trees, and 15 deciduous shrubs. Up to 1/2 of the deciduous shrubs may be substituted for evergreen shrubs.

- H. Other Development Plan Standards: All development standards not superseded by the EC-OL District shall be regulated by the General Office Zoning District.

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# Community Vitality Overlay (CV-OL) District

## CV-OL Development Plan Standards

- A. Transition: All existing parcels and legally established land uses are permitted and shall be regulated according to the underlying zoning district until a time the property owner wishes to redevelop or rezone the parcel. Upon election of the property owner to redevelop or rezone the parcel, the CV-OL District shall apply.
- B. Land Use:
1. *Prohibited Land Uses*: All underlying zoning district's land uses are prohibited.
  2. *Permitted Uses*: The following land uses are permitted uses in the CV-OL District:
    - Bank,
    - Business incubator,
    - Bus or transit station,
    - Design firm,
    - Government office,
    - Hotel,
    - Indoor recreation center,
    - Library,
    - Life science research,
    - Medical practice,
    - Office,
    - Personal services,
    - Professional firm,
    - Restaurant, sit-down,
    - Retail, under 8,000 square feet of gross floor area per business,
    - Service business,
    - Technology research,
    - Testing laboratory (non-animal), and
    - University.
  3. *Conditional Uses*: The following land uses are conditional uses in the EC-OL District:
    - Residential; on the condition that it is located on the 2nd or 3rd floor and that there are no projecting balconies.
  4. *Special Exceptions*: The following land uses shall be considered special exceptions when the underlying zoning district lists them as a permitted use or a special exception use. These uses shall not be located any closer than 400 feet from the US 31 right-of-way.
    - Pet hospital, and
    - Retail, under 16,000 square feet of gross floor area per business.

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# Community Vitality Overlay (CV-OL) District

Continued

## C. Basic Development Standards:

1. *Minimum Parcel Size:* 2 acres
2. *Minimum Gross Floor Area:* 8,000 square feet
3. *Minimum Structure Height:* 2 stories and 24 feet
4. *Maximum Structure Height:* 3 stories and 40 feet
5. *Minimum Building Setback from US 31:* 10 feet from the right-of-way
6. *Maximum Building Setback from US 31:* 30 feet from the right-of way
7. *Minimum Building Setback from all Other Property Lines:* 25 feet
8. *Maximum Lot Coverage:* 75%
9. *Setback Measurements:* All setbacks from US 31 shall be measured from the proposed right-of-way, not the existing right-of-way.

## D. Architectural:

1. *Orientation:* Buildings shall be oriented with the most architecturally significant facade, or at least an equally significant facade (when compared to the other facades of the building) facing US 31, even if it is not the location of the main entrance into the building.
2. *Exterior Materials:* A minimum of three materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, ornamental metal. Windows are allowed on up to 70% of the facade area. The building may not be constructed entirely of a metal or glass curtain wall. Concrete block is not allowed as an exterior finish material.
3. *Building Design:* Buildings shall not be simple, block-shaped structures. Buildings shall have multiple facade planes, multiple roof planes, step-backs, raised architectural details, framed windows, and/or other architectural features that add character and convey high architectural quality.
4. *Roof-top Equipment:* Any roof-mounted equipment, HVAC, or elevator bulkheads shall be predominantly screened from view using parapets, enclosures, or other architectural elements that fully blend with or incorporate into the overall architecture of the building; or shall be designed into the overall architecture using the same exterior materials and windows.
5. *Entrances:* Entrances shall be clearly defined containing such features as canopies or porticos, overhangs, recesses or projections, arcades, raised corniced parapets over the door, peaked roof forms, arches, architectural details, wing walls, landscaping, awnings, plinths or other architectural details.

## E. Parking

1. *Minimum Parking Lot Setback from US 31:* Surface parking lots shall not be any closer than the primary building is to the US 31 right-of-way.
2. *Shared Parking:* Shared parking areas are encouraged.
3. *Connectivity:* Aside from connectivity from an access street, parking lots shall be connected by an internal street to neighboring parking lots, when practicable.
4. *Bicycle Parking:* A bicycle parking area should be provided for each building. One bicycle parking space shall be provided per 2,000 square feet of gross floor area in the primary building. Bicycle parking shall be located within 50 feet of the main entrance and shall include an appropriate device for bicycles to be chained or secured from theft.

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## Community Vitality Overlay (CV-OL) District

Continued

### F. Signage:

1. *Wall Sign:* Up to 2 wall signs may be installed on a primary building. No more than one wall sign shall be mounted on the same facade. The maximum sign area for each wall sign shall be 80 square feet on a two-story building, and 100 square feet on a three-story building. The maximum sign height shall be 4 feet. A wall sign shall only be mounted to a building where a sign area was intentionally designed into the architecture of the building and when its design is compatible, in proportion to the building's facade, and complementary to the building's architecture.
2. *Monument Sign:* One monument sign may be installed along US 31, but if installed, a maximum of 1 wall sign shall apply to the primary building, negating the option for 2 wall signs from Section (F)(1). A monument sign shall be installed perpendicular to the right-of-way, may be double sided, shall be at least 10 feet from the right-of-way, shall not exceed 80 square feet in area, and shall not exceed 8 feet in height.
3. *Wayfinding Sign:* One wayfinding sign may be installed along an access street, but not US 31. A wayfinding sign shall be installed perpendicular to the right-of-way of the access street, may be double sided, shall be at least 5 feet from the right-of-way, shall not exceed 40 square feet in area, shall not exceed 8 feet in height, and shall help drivers and pedestrians locate multiple tenants within the primary building.
4. *Wall and Monument Sign Lighting:* If lighted, wall signs and monument signs shall be internally lit with the least amount of light necessary for it to be legible up to 1,320 feet (1/4 mile) away. Future re-lamping of the sign to exceed this threshold shall be strictly forbidden.
5. *Wayfinding Sign Lighting:* If lighted, wayfinding signs shall be externally lit with the least amount of light necessary for it to be legible up to 660 feet away. Illumination shall come from either internal lighting or ground mounted fixtures with shielding to prevent light to project beyond the sign and to prevent glare for drivers and pedestrians. Future re-lamping of the sign to exceed these thresholds shall be strictly forbidden.
6. *Other Signs:* Pole signs and canopy signs shall not be permitted in the CV-OL District.

### G. Landscaping:

1. *Greenbelt:* A greenbelt shall be established along US 31 as follows:
  - a. *Minimum Depth:* The minimum greenbelt depth shall be 20 feet, measured from the right-of-way, and shall be landscaped per the requirements of Section (G)(1)(c) below.
  - b. *Features in the Greenbelt:* The greenbelt shall be unoccupied except for plant material, steps, walks, terraces, bike paths, lighting standards, signs, retaining walls, drainage swales, and other similar structures. No fences, walls or parking shall be permitted in the greenbelt, unless the town establishes a corridor standard for consistency on all properties. Undulating mounds and other innovative landscape treatments are encouraged.
  - c. *Minimum Landscape Materials:* The minimum landscape material to be installed in the greenbelt area shall be as follows for each 100 linear feet of frontage along US 31; 3 deciduous canopy trees, 2 ornamental or understory trees, and 15 deciduous shrubs. Up to ½ of the deciduous shrubs may be substituted for evergreen shrubs.

- H. Other Development Plan Standards: All development standards not superseded by the CV-OL District shall be regulated by the General Office Zoning District.

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# Regional Vitality Overlay (RV-OL) District

## RV-OL Development Plan Standards

- A. Transition: All existing parcels and legally established land uses are permitted and shall be regulated according to the underlying zoning district until a time the property owner wishes to redevelop or rezone the parcel. Upon election of the property owner to redevelop or rezone the parcel, the CV-OL District shall apply.
- B. Land Use:
1. *Prohibited Land Uses*: All underlying zoning district's land uses are prohibited.
  2. *Permitted Uses*: The following land uses are permitted uses in the CV-OL District:
    - Bank,
    - Hotel,
    - Indoor recreation center,
    - Library,
    - Retail, single-tenant with over 5,000 square feet of gross floor area,
    - Retail, multiple-tenant with over 8,000 square feet of gross floor area,
    - Restaurant with over 3,000 square feet of gross floor area,
  3. *Conditional Uses*: The following land uses are conditional uses in the RV-OL District:
    - Bank, on the condition that there is no drive-up service within 300 feet of the US 31 right-of-way;
    - Business incubator, on the condition that it is located on the second floor or higher floors;
    - Bus or transit station, on the condition that it is integrated into a commercial center over 10,000 square feet in gross area, or on the condition it is not located within 500 feet of the US 31 right-of-way;
    - Design firm, on the condition that it is located on the second floor or higher floors;
    - Gas Station, on the condition that it is not located within 500 feet of the US 31 right-of-way, and that the pumps and canopy are located in the side or rear yard;
    - Government office, on the condition that it is located on the second floor or higher floors, or on the condition it is not located within 300 feet of the US 31 right-of-way;
    - Life sciences, on the condition that it is located on the second floor or higher floors;
    - Medical practice, on the condition that it is located on the second floor or higher floors;
    - Office, on the condition that it is located on the second floor or higher;
    - Parking garage; on the condition that it does not exceed the height of the neighboring primary buildings, that it is designed and located in a manner that is complementary to neighboring primary buildings, that it is not within 300 feet of the US 31 right-of-way, and that no wall sign located on the garage structure exceeds 60 square feet in area;
    - Personal services, on the condition that it is integrated into a commercial center over 10,000 square feet in gross area, or on the condition it is not located within 500 feet of the US 31 right-of-way;
    - Professional firm, on the condition that it is located on the second floor or higher floors;
    - Residential, on the condition that it is located on the second floor or higher floors, and that there are no projecting balconies;
    - Restaurant with 3,000 square feet or less in gross floor area, on the condition that it is integrated into a commercial center over 10,000 square feet in gross area, or on the condition it is not located within 500 feet of the US 31 right-of-way;
    - Service business, on the condition it is not located within 500 feet of the US 31 right-of-way;
    - Technology research, on the condition that it is located on the second floor or higher floors;
    - University, on the condition it is not located within 300 feet of the US 31 right-of-way;
  4. *Special Exceptions*: The following land uses shall be considered special exceptions in the RV-OL District.
    - Retail, single-tenant with 5,000 or less square feet of gross floor area,
    - Retail, multiple-tenant with 8,000 or less square feet of gross floor area,



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## Regional Vitality Overlay (RV-OL) District

Continued

### C. Basic Development Standards:

1. *Minimum Parcel Size:* 1 acre if the development is significantly designed in context to and with complementary architectural character with all neighboring properties; otherwise the minimum parcel size shall be 3 acres.
2. *Minimum Gross Floor Area:* 15,000 square feet when within 300 feet of the US 31 right-of-way, or 1,500 square feet when 300 feet or greater from the US 31 right-of-way.
3. *Minimum Structure Height:* 20 feet; and it is strongly encouraged for buildings adjacent to US 31 to be two or more stories.
4. *Maximum Structure Height:* 6 stories and 82 feet
5. *Minimum Building Setback from US 31:* 20 feet from the right-of-way
6. *Maximum Building Setback from US 31:* 40 feet from the right-of way
7. *Minimum Building Setback from all Other Property Lines:* 10 feet or 1/4 the height of the primary building, whichever is greater.
8. *Maximum Lot Coverage:* 75%
9. *Setback Measurements:* All setbacks from US 31 shall be measured from the proposed right-of-way, not the existing right-of-way.

### D. Architectural:

1. *Orientation:* Buildings shall be oriented with the most architecturally significant facade, or at least an equally significant facade (when compared to the other facades of the building) facing US 31, even if it is not the main entrance into the building.
2. *Vertical Design:* Buildings greater than two stories shall have a notable base, middle and top, established by step-backs, off-sets, color, materials, ornamentation, texture, and other architectural details.
3. *Exterior Materials:*
  - a. A primary building shall either:
    - i. Have 80% of all facades be brick, stone, or similar high-quality architectural finish, or
    - ii. Have a minimum of 30% brick on each facade with two other dominant facade materials. The other dominant facade materials may include high aesthetic quality architectural pre-cast panels, architectural/ornamental metal panels, glass, E.F.I.S., and wood, wood composites, or products that simulate the look of wood. Glass may comprise up to 70% of the facade area. Metal panels shall not be chrome plated or highly polished. The building may not be constructed entirely of a metal and glass curtain wall.
  - b. Under no circumstances shall facades have exposed concrete or cinder blocks.
  - c. Under no circumstances shall metal panels comprise over 40% of any single facade.
  - d. Under no circumstances shall wood, wood composites, or products that simulate the look of wood comprise over 30% of any single facade.
4. *Building Design:* Buildings shall not be simple, block-shaped structures. Buildings shall have multiple facade planes, step-backs, projections, raised architectural details, and/or other architectural features that add character and convey high architectural quality.
5. *Roof-top Equipment and Penthouses:* Any roof-mounted equipment, HVAC, elevator bulkheads, or penthouses shall be predominantly screened from view using parapets, enclosures, or other architectural elements that fully blend with or incorporate into the overall architecture of the building; or shall be designed into the overall architecture using the same exterior materials and windows.
6. *Entrances:* Entrances shall be clearly defined containing such features as canopies or porticos, overhangs, recesses or projections, arcades, raised corniced parapets over the door, peaked roof forms, arches, architectural details, wing walls, landscaping, awnings, plinths or other architectural details.

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## Regional Vitality Overlay (RV-OL) District

Continued

### E. Parking

1. *Minimum Parking Lot Setback from US 31*: Surface parking lots shall be at least 40 feet from the right-of-way.
2. *Shared Parking*: Shared parking areas are strongly encouraged.
3. *Connectivity*: Aside from connectivity from an access street, parking lots shall be connected by an internal street to neighboring parking lots, when practicable.
4. *Parking Garage*: Parking garages are strongly encouraged when a surface parking lot would consume 60% or greater of the overall parcel area. An effective methods for softening the aesthetic of a parking garage shall be integrated into its design. If a parking garage is used, the landscape island requirements shall not apply.
5. *Pedestrian Access*: Direct, articulated pedestrian access shall be provided from the parking lot to the building's primary entrance.
6. *Bicycle Parking*: A bicycle parking area should be provided for each building. One bicycle parking space shall be provided per 4,000 square feet of gross floor area in the primary building. Bicycle parking shall be located within 75 feet of the main entrance and shall include an appropriate device for bicycles to be chained or secured from theft.

### F. Signage

1. *Wall Sign*: The following standards apply cumulatively for any primary building.
  - a. Up to 1 wall signs may be installed on a primary building above each tenant space that has its own entrance, and the wall sign shall be mounted over the storefront.
  - b. A two or more story primary buildings with employment-like uses (e.g. office) in the upper floors shall be permitted one wall sign per 10,000 square feet of gross floor area dedicated to those employment-like uses in the upper floors. No more than 2 total wall sign shall be permitted. The wall signs shall be mounted above the windows on the highest floor and be no closer that 4 feet from the top of the facade. No more than one wall sign shall be mounted on the same facade or on a different facade facing the same direction.
2. *Maximum Sign Area*: The maximum sign area for each wall sign shall be:
  - a. Two times the lineal feet of any storefront facade with an absolute maximum of 80 square feet, whichever is less.
  - b. 60 square feet for wall signs mounted above the windows on the highest floor, plus an extra 20 square feet on a four-story or taller buildings.
3. *Maximum Sign Height*: The maximum sign height shall be:
  - a. 4 feet for all storefront facades.
  - b. 6 feet for all wall signs mounted above the windows on the highest floor, plus 2 extra feet on a four-story or taller building.
4. *Designed Into the Facade*: A wall sign shall only be mounted to a building where a sign area was intentionally designed into the architecture of the building and when its design is compatible and complementary to the building's architecture.
5. *Large Development Sign*: One large development sign may be installed in a prominent location for developments with over 10 acres of land and over 100,000 square feet of gross floor area. A large gateway sign shall be installed perpendicular to the right-of-way, may be double sided, shall be at least 15 feet from the right-of-way, shall not exceed 250 square feet in area, and shall not exceed 20 feet in height.
6. *Wayfinding Sign*: One wayfinding sign may be installed along an access street, but not US 31. A wayfinding sign shall be installed perpendicular to the right-of-way of the access street, may be double sided, shall be at least 10 feet from the right-of-way, shall not exceed 30 square feet in area, shall not exceed 6 feet in height, and shall help drivers and pedestrians locate tenants within a multiple-tenant primary building.
7. *Wall and Large Development Sign Lighting*: If lighted, wall signs and monument signs shall be internally lit with the least amount of light necessary for it to be legible up to 1,320 feet (1/4 mile) away. Future re-lamping of the sign to exceed this threshold shall be strictly forbidden.

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## Regional Vitality Overlay (RV-OL) District

Continued

8. *Wayfinding Sign Lighting*: If lighted, wayfinding signs shall be externally lit with the least amount of light necessary for it to be legible up to 660 feet away. Illumination shall come from either internal lighting or ground mounted fixtures with shielding to prevent light to project beyond the sign and to prevent glare for drivers and pedestrians. Future re-lamping of the sign to exceed these thresholds shall be strictly forbidden.
9. *Other Signs*: Pole signs and canopy signs shall not be permitted in the RV-OL District.

### G. Landscaping:

1. *Greenbelt*: A greenbelt shall be established along US 31 as follows:
  - a. *Minimum Depth*: The minimum greenbelt depth shall be 30 feet, measured from the right-of-way, and shall be landscaped per the requirements of Section (F)(1)(c) below.
  - b. *Features in the Greenbelt*: The greenbelt shall be unoccupied except for plant material, steps, walks, terraces, bike paths, lighting standards, signs, retaining walls, drainage swales, and other similar structures. No fences, walls or parking shall be permitted in the greenbelt, unless the town establishes a corridor standard for consistency on all properties. Undulating mounds and other innovative landscape treatments are encouraged.
  - c. *Minimum Landscape Materials*: The minimum landscape material to be installed in the greenbelt area shall be as follows for each 100 linear feet of frontage along US 31; 5 deciduous canopy trees, 3 ornamental or understory trees, and 15 deciduous shrubs. Up to ½ of the deciduous shrubs may be substituted for evergreen shrubs.

- H. Other Development Plan Standards: All development standards not superseded by the RV-OL District shall be regulated by the General Business Zoning District.

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# Adoption Signature Page

**Adoption/Effective Date:**

This Ordinance is approved and adopted by the Town Council of Westfield, Indiana, Hamilton County, Indiana on this the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Signatures:

\_\_\_\_\_  
<name>, President

\_\_\_\_\_  
<name>

\_\_\_\_\_  
<name>

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<name>

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<name>

Attest: \_\_\_\_\_